



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 11, 2006

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 424401

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 30, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Allison Sherwood, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sanidiego.gov

General Project Information:

- Project No. 69947, SCH No. None
- Community Plan Area: La Jolla
- Council District: 1

SUBJECT: GALICOT RESIDENCE: COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to demolish an existing 3,800 square-foot single family residence with attached garage, detached pool house, and pool; and construct a new 8,250 square-foot, two-story single family residence with 3,663 square-foot basement, 750 square-foot attached garage, detached pool cabana, and pool. The proposed project is located at 8320 Calle Del Cielo, south of Calle Del Oro, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 9, Cerca de la Playa, Map 7957. Applicant: Jan & Rashel Galicot

Applicant: Jan & Rashel Galicot

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): paleontological resources.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Allison Sherwood at (619) 446-5379. For information regarding public meetings/hearings for this project, contact Robert Korch at (619) 446-5229. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on August 11, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 69947

SUBJECT: GALICOT RESIDENCE: COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to demolish an existing 3,800 square-foot single family residence with attached garage, detached pool house, and pool; and construct a new 8,250 square-foot, two-story single family residence with 3,663 square-foot basement, 750 square-foot attached garage, detached pool cabana, and pool. The proposed project is located at 8320 Calle Del Cielo, south of Calle Del Oro, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 9, Cerca de la Playa, Map 7957. Applicant: Jan & Rashel Galicot.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

As conditions of the COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT the following mitigation measures are required to reduce potentially adverse impacts to paleontological resources due to project implementation.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD)

Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to

be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night work, the PI shall record the information on the CSV and submit to MMC via fax by 9AM the following morning, if possible.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Section III - During Construction.
- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
- d. The PI shall immediately contact MMC, or by 8AM the following morning, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation

institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

State of California
California Coastal Commission (47)
City of San Diego
Councilmember Peters, District 1
Development Services Department
Library, La Jolla/Riford Branch
La Jolla Shores Association (272)
La Jolla Town Council (273)
Pat Dahlberg, La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
La Jolla Shores PDO Advisory Board (279)
La Jolla Light (280)
La Jollans for Responsible Planning (282)
Patricia K. Miller (283)
Isabelle Kay (284)
San Diego Natural History Museum (166)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Allison Sherwood, Senior Environmental Planner
Development Services Department

August 8, 2006
Date of Draft Report

Analyst: Clark

Date of Final Report

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 69947

SUBJECT: **GALICOT RESIDENCE:** COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to demolish an existing 3,800 square-foot single family residence with attached garage, detached pool house, and pool; and construct a new 8,250 square-foot, two-story single family residence with 3,663 square-foot basement, 750 square-foot attached garage, detached pool cabana, and pool. The proposed project is located at 8320 Calle Del Cielo, south of Calle Del Oro, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 9, Cerca de la Playa, Map 7957. Applicant: Jan & Rashel Galicot.

I. PURPOSE AND MAIN FEATURES:

The proposal is a Coastal Development Permit/Site Development Permit, Process 3 Hearing Officer decision, to demolish an existing 3,800 square-foot single family residence with attached garage, detached pool house, and pool; and construct a new 8,250 square-foot, two-story single family residence with 3,663 square-foot basement, 750 square-foot attached garage, detached pool cabana, and pool. The proposed basement would consist of two maid's bedrooms with full baths, a laundry room, storage room, exercise room, play room, interior pool, and spa. The proposed main floor would consist of an entry, foyer, living room, dining room, family room, nook, kitchen, powder room, guest bedroom with full bath, three-car garage, and deck. The proposed upper floor would consist of a master bedroom and bath, TV room, three bedrooms with full baths, and two decks. The elevation plans indicate a flat roof and the use of stucco and stone façade on the exterior walls, and glass guardrails. Proposed grading would consist of 1,978 cubic yards of cut for a maximum cut depth of 18 feet and 170 cubic yards of fill for a maximum fill height of five and a half feet.

II. ENVIRONMENTAL SETTING:

The proposed development is located at 8320 Calle Del Cielo, south of Calle Del Oro, within the Coastal Zone and the La Jolla Community Planning Area. The property is within the SF zone of the La Jolla Shores Planned District and is situated in a neighborhood setting of residential uses. (See Figures 1 & 2)

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issue was considered during review and determined to be significant.

Paleontological Resources

The project area is underlain with Bay Point Formation, a geologic formation that has produced large and diverse assemblages of well-preserved marine invertebrate fossils, primarily molluscs. Remains of fossil marine vertebrates such as sharks, rays, and bony fishes have also been recovered. Therefore, the Bay Point Formation has been assigned a high paleontological resource sensitivity. In addition, several known sites are located within a mile of the project site. Based on the sensitivity of the formation and the proposed excavation depth of over ten feet, the project could result in significant impacts to paleontological resources. To reduce this impact below a level of significance, excavation within previously undisturbed formations shall be monitored by a qualified paleontologist or paleontological monitor. Any significant paleontological resources encountered shall be recovered and curated, as outlined in Section V. of the Mitigated Negative Declaration. These measures would ensure that any impacts to paleontological resources would be reduced to below a level of significance.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

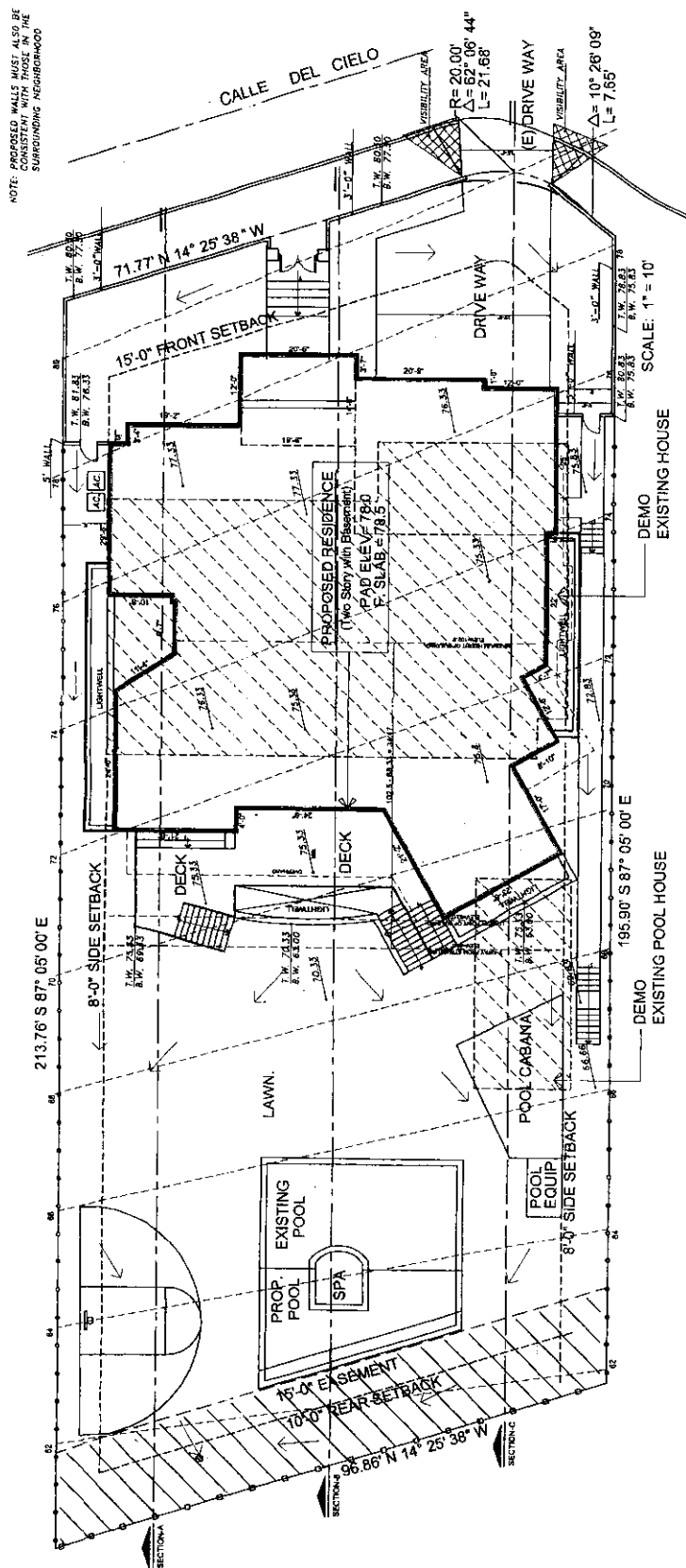
PROJECT ANALYST: Clark

Attachments: Figure 1 - Vicinity Map
 Figure 2 - Site Plan
 Initial Study Checklist



CITY OF SAN DIEGO · DEVELOPMENT SERVICES

1



Site Plan

GALICOT RESIDENCE

Environmental Analysis Section - Project No. 69947

CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date: May, 2005

Project No.: 69947

Name of Project: Galicot Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>No such obstruction would occur</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>No such impacts are anticipated</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>Proposed project would be substantially compatible with surrounding development</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>Proposed project would be substantially consistent with the character of the area</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such loss would occur</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>No such impact would occur</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such loss would occur</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. Substantial light or glare? <u>Proposed project would not result in substantial light or glare</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Proposed project would not shade other properties</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>No such resources on site</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>No such resources on site</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such conflict or obstruction would occur</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>No such violation would occur</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>No such exposure would occur</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>Proposed project would not create objectionable odors</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Proposed project would not exceed 100 pounds of particulate matter per day</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>No such alteration would occur</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No such alteration would occur</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such reduction would occur</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>No such change would occur</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>No such introduction would occur; landscaping would be in conformance with the City of San Diego's Landscape Manual</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such interference would occur</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>No such impact would occur</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No such impact would occur</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>No such conflict would occur</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>Proposed project would not result in the use of excessive amounts of fuel or energy</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>Proposed project would not result in the use of excessive amounts of power</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>No such exposure would occur</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>No such increase would occur</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>Project site is located in Geologic Hazard Zone 52 with a low risk</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No known prehistoric or historic resources on site</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>Refer to VII.A. above</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>Refer to VII.A. above</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>Refer to VII.A. above</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>Refer to VII.A. above</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS : Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>No such health hazard would occur</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>No such exposure would occur</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>No such risk would occur</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>No such impairment would occur</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>Proposed project is not located on a site which is included on a list of hazardous materials sites</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>No such hazard would occur</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>No such increase would occur</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>No such increase would occur</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>No such alteration would occur</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>No such discharge would occur</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>No such impact would occur</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>No such inconsistency would occur</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>No such conflict would occur</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
or mitigating an environmental effect for the area? <u>No such conflict would occur</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>Proposed project would not physically divide an established community</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Proposed project is not located within any aircraft accident potential zone</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>Some minor noise during construction</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>No significant net increase to the existing noise level would occur</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Consistent with community plan</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>See Initial Study Discussion</u>	—	<u>X</u>	—
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>No such inducement would occur</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>No such displacement would occur</u>			
C. Alter the planned location, distribution, density or growth rate of the population of an area?	—	—	<u>X</u>
<u>No such alteration would occur</u>			
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection?	—	—	<u>X</u>
<u>Area services are presently adequate</u>			
B. Police protection?	—	—	<u>X</u>
<u>Refer to XIV. A.</u>			
C. Schools?	—	—	<u>X</u>
<u>Refer to XIV. A.</u>			
D. Parks or other recreational facilities?	—	—	<u>X</u>
<u>Refer to XIV. A.</u>			
E. Maintenance of public facilities, including roads?	—	—	<u>X</u>
<u>Refer to XIV. A.</u>			
F. Other governmental services?	—	—	<u>X</u>
<u>Refer to XIV. A.</u>			
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>X</u>
<u>No such increase in use would occur</u>			
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	—	—	<u>X</u>
<u>Proposed project does not require recreational facilities to be constructed</u>			
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Traffic generation in excess of specific/ community plan allocation? <u>Would not significantly exceed community plan allocation</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>Adequate parking would be provided on site</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Adequate parking would be provided on site</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate utilities are presently available</u>	—	—	<u>X</u>
B. Communications systems? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
C. Water? <u>Refer to XVII. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Sewer? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>No such impact would occur</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be in conformance with the City of San Diego's Landscape Manual</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The project would not impact any biological or historical resources.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project would not result in an impact to long-term environmental goals</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the			

Yes Maybe No

impact on each resource is relatively small,
but where the effect of the total of those
impacts on the
environment is significant.)
The proposed project would not result in
cumulative impacts

— — X

- D. Does the project have environmental
effects which would cause substantial
adverse effects on human beings, either
directly or indirectly?

Proposed project is the demolition of an
existing single family residence and the
construction of a new single family
residence and would not result in any
substantial adverse effects to human
beings

— — X

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

X Local Coastal Plan.

___ Site Specific Report:

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

___ Community Plan - Resource Element.

___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

- ____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- ____ Site Specific Report:
- V. Energy N/A**
- ____
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- ____ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ____ Site Specific Report:
- VII. Historical Resources**
- ____ City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- ____ Historical Resources Board List.
- ____ Community Historical Survey:
- ____ Site Specific Report:
- VIII. Human Health / Public Safety / Hazardous Materials**
- X San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- ____ San Diego County Hazardous Materials Management Division
- ____ FAA Determination
- ____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ____ Airport Comprehensive Land Use Plan.
- ____ Site Specific Report:
- IX. Hydrology/Water Quality**

- ☐ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☐ Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X. Land Use

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☐ NAS Miramar CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Site Specific Report:

XII. Paleontological Resources

- ☐ City of San Diego Paleontological Guidelines.
- ☒ Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4

Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

- ☒ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

☐ Site Specific Report:

XIII. Population / Housing

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

☐ Other:

XIV. Public Services

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

XV. Recreational Resources

☐ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

☐ Department of Park and Recreation

☐ City of San Diego - San Diego Regional Bicycling Map

☐ Additional Resources:

XVI. Transportation / Circulation

☐ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☐ San Diego Region Weekday Traffic Volumes, SANDAG.

☐ Site Specific Report:

XVII. Utilities N/A

XVIII. Water Conservation N/A

Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.